



**Notice of Receipt of Complete Applications
Notice of Particulars and Public Access
Notice of Public Meeting for
Proposed Amendments to the Official Plan and
Zoning By-law of the Township of Oro-Medonte**

**2021-OPA-01 & 2021-ZBA-14
(French Properties Limited)**

Due to the evolving public health situation (COVID-19), the Township will livestream the Public Hearing over the internet for public viewing and participation. Please refer to the Township's website (oro-medonte.ca) for Public Hearing viewing and participation information.

Take notice that the Township of Oro-Medonte deemed the following applications to amend the Official Plan and the Zoning By-law "Complete" Applications pursuant to the **Planning Act** on the 21st day of December, 2021.

Take notice that the Development Services Committee of the Township of Oro-Medonte will hold a Public Meeting on **March 2nd, 2022 at 5:30 p.m.** The purpose of the Public Meeting is to notify the public and to obtain public comments on the proposed Amendments to the Official Plan and Zoning By-law.

The subject lands are described as Concession 1 East Part Lot 9 (Orillia), municipally known as 554 Line 15 North. A location map illustrating the location of the subject lands is included in this Notice.

The purpose and effect of the proposed amendments to the Township of Oro-Medonte Official Plan and Comprehensive Zoning By-law 97-95 is to permit the development of an event venue within an existing barn as an on-farm diversified use on the subject lands. A copy of the applicant's Conceptual Site Plan of the proposed development is attached to this notice.

The proposed amendment to the Official Plan would re-designate the lands from 'Mineral Aggregate Resources – Potential', 'Restricted Rural' and 'Oro Moraine Core/Corridor Area' to a new site-specific policy exception to permit the development of an event venue as an on-farm diversified use on the subject lands.

The proposed amendment to the Zoning By-law would rezone the lands from the Mineral Aggregate Resource Two (MAR2) and Environmental Protection (EP) zones to the Mineral Aggregate Resource Two Exception # Hold (MAR2*#(H)) and Environmental Protection Exception # Hold (EP*#(H)) zones.

Any person may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed Official Plan and Zoning By-law Amendments. Written comments by any person unable to attend the meeting should be mailed/faxed/e-mailed to the Director, Development Services, The Corporation of the Township of Oro-Medonte to be received no later than 12:00 p.m. noon on **March 2, 2022**. Please ensure that you include your name and address so that you may be contacted if necessary.

If a person or public body does not make oral submissions at the public meeting or make written submissions to the Director, Development Services, The Corporation of the Township of Oro-Medonte before the proposed Official Plan Amendment is adopted or refused and/or the Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision of the Council of the Township of Oro-Medonte to the Ontario Land Tribunal and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The applications are part of the public record and are available to the public for viewing/inspection between 8:30 a.m. and 4:30 p.m. at the Township of Oro-Medonte Administration Building and available on the Township's website www.oro-medonte.ca. Any person wishing further information or clarification with regard to the applications or to arrange to inspect the applications should contact the Planning Division at 705-487-2171. Individuals who submit letters and other information to Council and its advisory bodies should be aware that all information, including contact information, contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the Township's website.

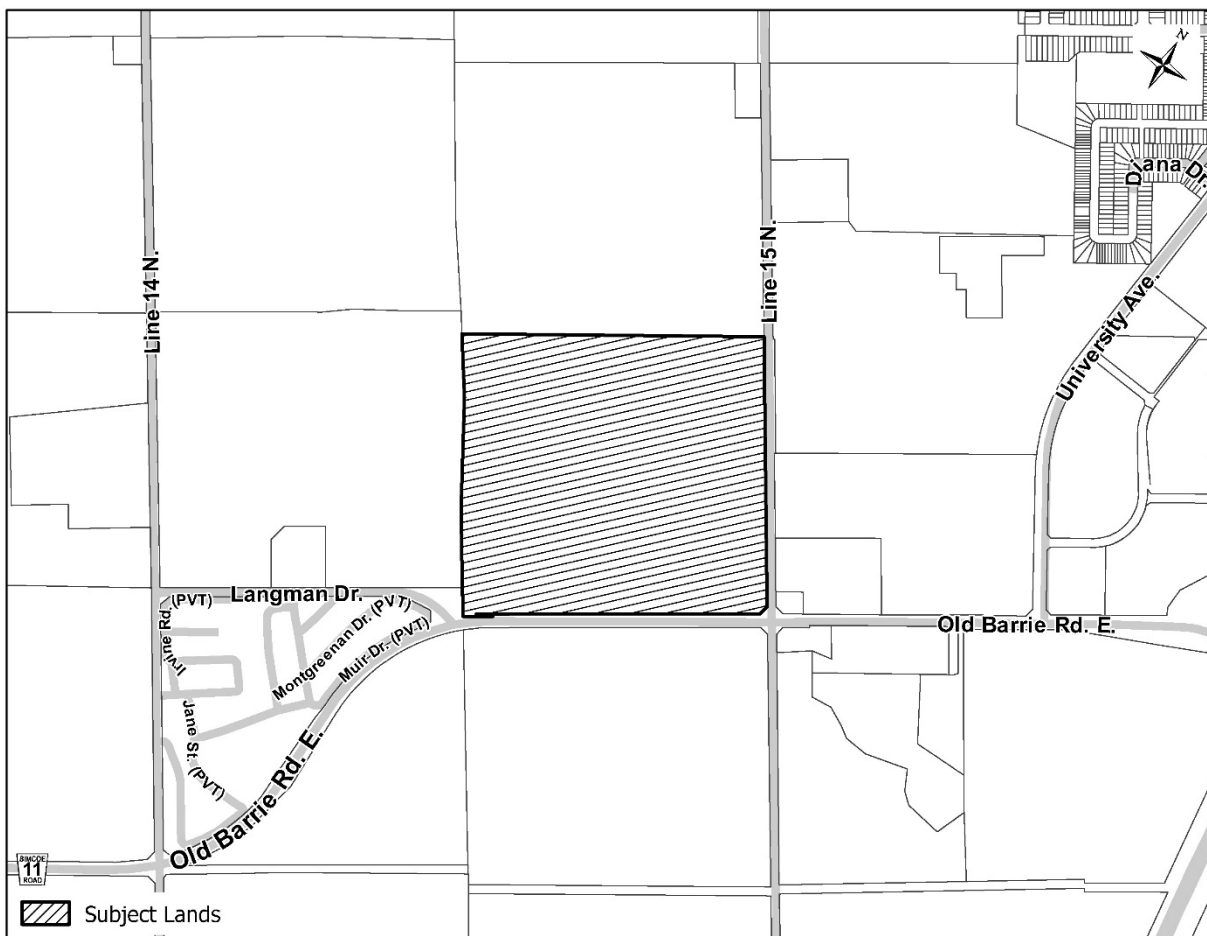
If you wish to be notified of the adoption or refusal of the Township of Oro-Medonte in respect to the proposed Official Plan Amendment and/or passing or refusal of the proposed Zoning By-law Amendment, you must make a written request.

Written submissions should be directed to:

Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Andria Leigh, Director, Development Services
planning@oro-medonte.ca

Dated at the Township of Oro-Medonte this 3rd day of February, 2022.

Location Map



Applicant's Site Plan



Conceptual Site Plan
 554 Line 15 North
 Part Lot 9, Concession 1 Southern Division
 Geographic Township of Orillia
 Township of Oro-Medonte
 County of Simcoe

Legend

- Property Boundary
- Bell Canada Easement
- Overhead Hydro
- Existing Lot Fabric

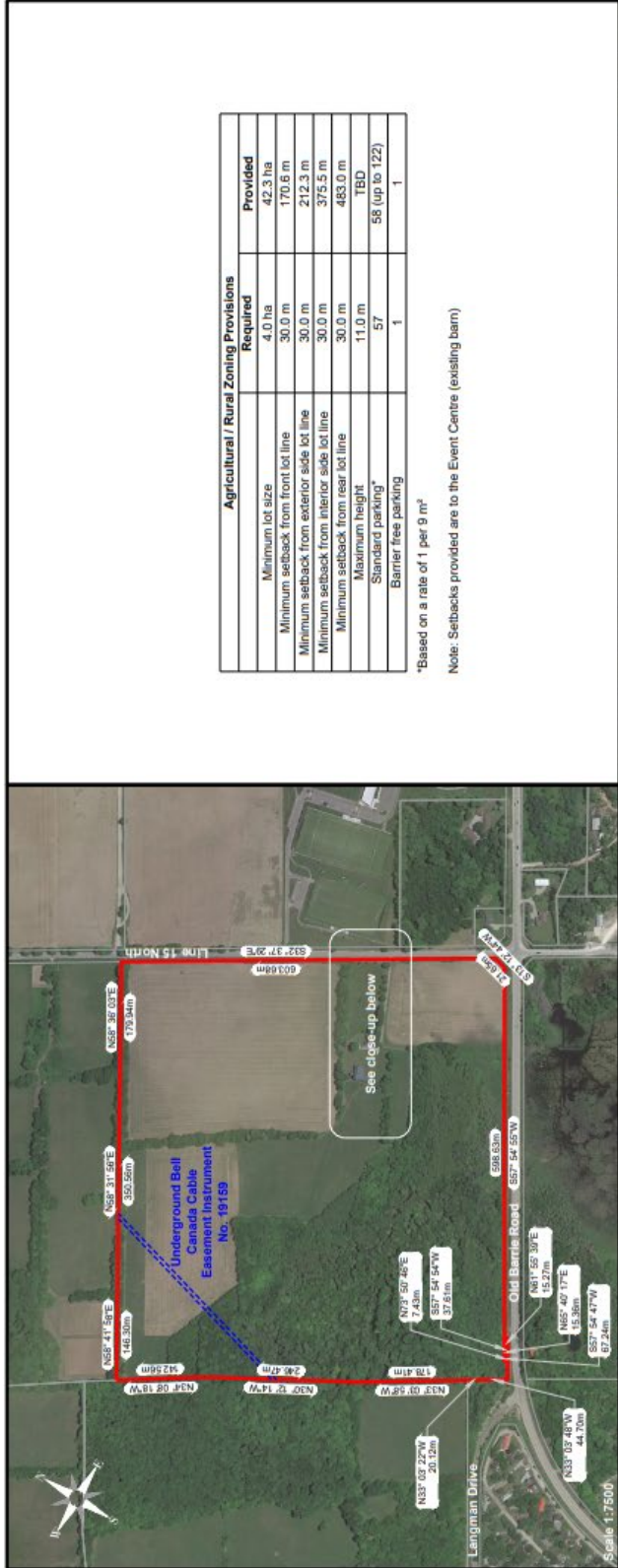
Note:
 1. Location of walking trails to be determined
 2. Location of outdoor wedding garden to be determined

Date: December 2021

Source: Property Boundary from MPAC Lot Fabric
 Bell Canada Easement from Registered Plan of Survey S1R-25659
 Google Earth Pro aerial photography captured June 18, 2015

Scale: 1:1000
 0 10 20 30 Metres (1:1000)
 0 10 20 30 Feet (1:1000)
 Plan Day

N:\D:\M\A\W\F\Arch - 554 Line 15 North - 150225\Drawings\Site Plan\CAD\150225 - SM



Agricultural / Rural Zoning Provisions	
Required	Provided
Minimum lot size	4.0 ha
Minimum setback from front lot line	42.3 ha
Minimum setback from exterior side lot line	30.0 m
Minimum setback from interior side lot line	30.0 m
Minimum setback from rear lot line	30.0 m
Maximum height	11.0 m
Standard parking*	57
Barrier free parking	1
Barrier free parking	58 (up to 122)

*Based on a rate of 1 per 9 m²
 Note: Setbacks provided are to the Event Centre (existing barn)

